



# CHERRY TREE COTTAGE

COLLINS END ♦ GORING HEATH ♦ OXFORDSHIRE



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Reading Station - 6 miles (train to London Paddington in 23 mins)

♦ Pangbourne on Thames - 3 miles ♦ Woodcote - 2 miles ♦

Oxford - 20 miles ♦ Henley on Thames - 8.5 miles ♦

M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles

♦ Newbury - 17 miles ♦ Wallingford - 9 miles

(Distances and times approximate)

Located in this most desirable hamlet within the Hardwick estate and privately situated within delightful cottage gardens of 0.4 of an acre surrounded by stunning views, yet just a short drive to the mainline railway station in Reading providing access to London in under 30 minutes.

A picturesque Grade II listed cottage, having been sympathetically refurbished and offering generous reception space, 3 bedrooms and 2 bathroom accommodation of approximately 1434 sq ft.

♦ Within Close Driving Distance To Mainline Railway Station in Reading with Trains Into London Paddington In Under 30 Minutes

♦ Idyllic Location Within Pretty Oxfordshire Hamlet Surrounded By Organic Farmland

♦ Grade II Listed Part Thatched Cottage

♦ Refurbished & Extended By The Current Owners

♦ Open Plan Country Kitchen & Dining Room, Separate Utility Room

♦ Triple Aspect Living Room with French Doors To The Terrace

♦ 3 Bedrooms and 2 Bathrooms

♦ In All Approximately 1434 Sq Ft

♦ Cottage Gardens and Grounds of Approximately 0.4 Of An Acre



## SITUATION

Goring Heath, lying a few miles east of Goring on Thames, is a scattered, rural parish extending from the south western edge of Woodcote, skirting round Whitchurch Hill and then south towards Mapledurham with the A329 Reading to Wallingford Road forming the perimeter along its eastern boundary. With much of the surrounding land owned by the Hardwick Estate, which has been organically managed since 1975, it provides an array of public footpaths and bridleways accessing the scenic woodland. In the centre of the parish are located the Almshouses built in a most pleasing aesthetic period architectural style, founded in 1726 by Henry Alnutt, a wealthy London barrister, and together with their historic chapel are arranged around three sides of a courtyard.

in addition to well regarded state schools such as Whitchurch on Thames Primary School (voted Top 10 primary school in the UK) and Langtree secondary school in Woodcote, the area is also extremely well served by an excellent range of private schooling, of particular note; The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & Katharine.

## PROPERTY DESCRIPTION

Originating from the 17th Century, having a thatched roof and timber frame, with a later extension, Cherry Tree Cottage has been lovingly restored by the current owners. Purchased more than 30 years ago, they have meticulously renovated it, including a two storey extension employing a clay tiled roof and white weatherboard and rendered walls. The property displays well proportioned rooms with good ceiling height and was nominated for a South Oxfordshire Conservation Award. The thatch was renewed in 2017. Entrance is into the reception hall, where stunning reclaimed york flagstones run though all the way into the sitting room. From the hallway is a downstairs cloakroom with shower. The sitting room has exposed beams, fitted shelves and an efficient Jet master open fire with stone hearth. French doors lead directly onto the southern terrace and with triple aspect, the room enjoys an abundance of natural light throughout the day.

To the other side of the cottage is the open plan kitchen dining room, which forms part of the original building with feature original wattle and daub panel and large Inglenook fireplace with multi-fuel stove and bread oven. The kitchen has fitted units from John Lewis of Hungerford. There is a ceramic sink, space for a dishwasher and free standing units, with quarry tiles running through into the separate utility room with integrated units, a sink and space for a washing machine.

The dining area has a vaulted ceiling and exposed beams are seen in both the dining room and kitchen. There is a glazed porch leading to the garden at the front of the house.

From the dining area, stairs lead up to the three bedrooms. The main bedroom forms part of the original cottage and has wide stripped floorboards, vaulted ceiling with exposed beams and enjoys a double aspect. There are 2 further bedrooms, 1 single and 1 double and a family bathroom. The double bedroom has wonderful views across the southern side and wall to wall fitted wardrobes. On the landing is a built in storage cupboard with clothes rail and an airing cupboard with hot water tank with immersion heater. There is access to the loft offering further storage.

## OUTSIDE

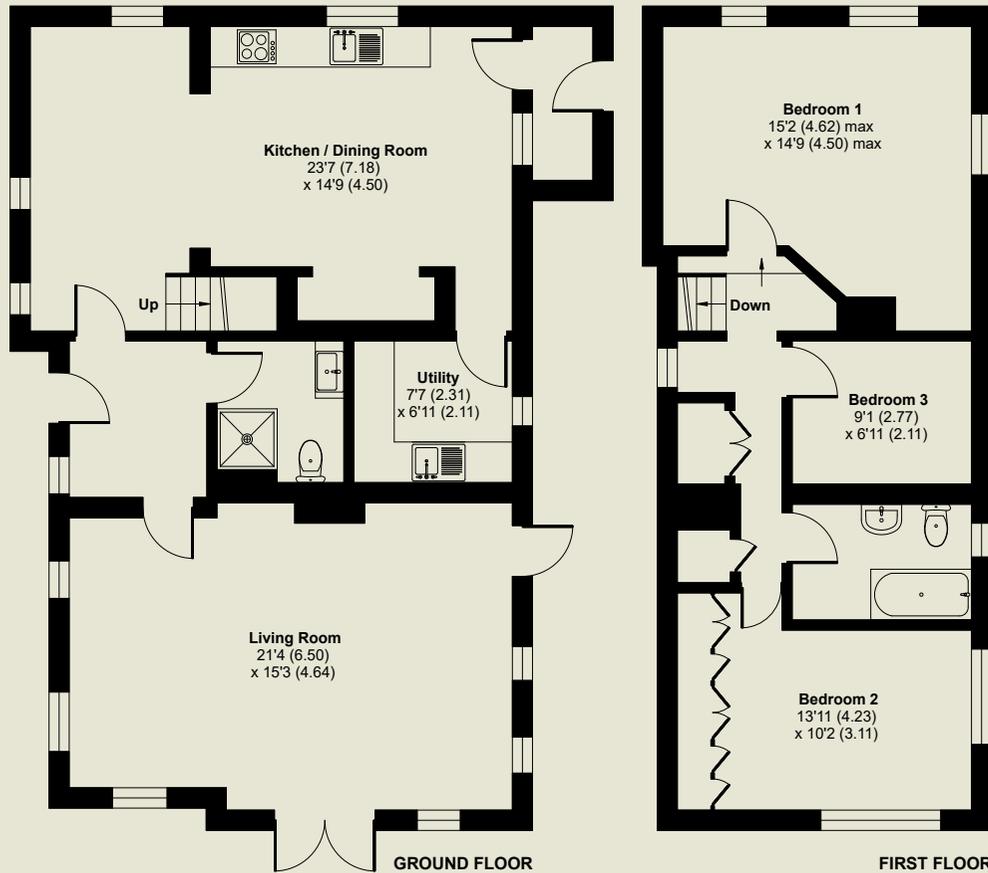
Set well back and accessed via its own private lane, there is off road parking for 3 cars. A low gate then takes you into the gardens, which wrap around Cherry Tree Cottage, enjoying breathtaking aspects of the adjoining organic farmland. The gardens and grounds have been beautifully maintained and there are several seating areas to enjoy, including a south facing terrace off the sitting room. The gardens are well stocked with flowers and plants, blossoming throughout the year and there are fruit trees, including bramley apple, mirabelle plum, mulberry and medlar as well as raised beds. There is a wooden greenhouse with both potting shed area and summerhouse for sitting and a large garden storage shed. The gardens are delightfully attractive and complement an al fresco cottage lifestyle.



# Cherry Tree Cottage, Hardwick Estate, Goring Heath, RG8 7RN

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale





## GENERAL INFORMATION

**Services:** Mains water and electricity are connected. Central heating from storage heaters (off peak) and panel heaters, supplemented by the multi fuel stove in the kitchen if required. Septic tank drainage.

**Energy Performance Rating:** TBC

**Postcode:** RG8 7RN

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

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## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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